



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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JAMES F. STAHL
Chief Engineer and General Manager

January 6, 2004

File No: 03-00.04-00

Ms. Angela Reynolds
Environmental Officer
City of Long Beach
333 West Ocean Boulevard, 7th Floor
Long Beach, CA 90802

Dear Ms. Reynolds:

Proposed Self-Storage Facility at 712 West Baker Street

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on December 4, 2003. The proposed development is located within the jurisdictional boundaries of District No. 3. We offer the following comments regarding sewerage service:

1. The Districts maintain facilities within the project area that will be affected by the proposed project. Approval to construct improvements within a Districts' sewer easement and/or over a Districts' sewer is required before construction may begin. A copy of the Districts' buildover procedures and requirements is enclosed for your information. Districts' staff provided Mr. Bill Hand of Ron Martin & Associates, Inc. (Oil Operators' planning and engineering consultant) a copy of the Districts' buildover procedures and requirements in May 2002. Mr. Hand sent preliminary project information to the Districts in July 2002 but then notified Districts' staff in September 2002 that the project was on hold until further notice. For additional information regarding the buildover procedure, please contact Mr. Darrell Hatch at extension 2766. L-1
2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' North Long Beach Trunk Sewer, located in Baker Street at Golden Avenue. This 30-inch diameter trunk sewer has a design capacity of 8.1 million gallons per day (mgd) and conveyed a peak flow of 5.1 mgd when last measured in 2003. L-2
3. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, which has a design capacity of 385 mgd and currently processes an average flow of 322.6 mgd. L-3
4. The expected average wastewater flow from the project site is 12,903 gallons per day. L-4
5. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the L-5

existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

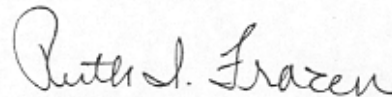
6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into the Air Quality Management Plan, which is prepared by the South Coast Air Quality Management District in order to improve air quality in the South Coast Air Basin as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

L-6

If you have any questions, please contact the undersigned at (562) 699-7411, extension 2717.

Very truly yours,

James F. Stahl



Ruth I. Frazen
Engineering Technician
Planning & Property Management Section

RIF:rf

Enclosures

c: D. Hatch
J. Fong

311083.1



BUILD OVER PROCEDURES AND REQUIREMENTS

The Districts do not encourage the building of improvements over sewer easements as such encroachments may result in limited access or damage to the underlying sewers. The Districts consider "build over" proposals on a case-by-case basis. The following explains the Districts' procedure for processing build over requests.

A developer or property owner (applicant) desiring to construct an improvement over a Districts' sewer easement is required to obtain a "Build over Agreement" (BOA) from the Districts. Four (4) sets of the following information are required from the developer or property owner in order for Districts' staff to evaluate the proposal:

1. A vicinity map showing the general location of the proposed improvements in relation to the surrounding streets;
2. A grading plan* and site plan showing the location of the sewer easement, sewer line, and manholes in relation to the proposed improvement. Include information regarding the removal and replacement of unsuitable soil along with cut/fill depths.
3. The calculated footing** and/or traffic loadings resulting from the project, project-related activity, and post-construction activity. A list of construction equipment to be used at the site and a soils report for the project are also required; and
4. A foundation plan and a footing detail,** showing the elevations* and locations of the footings for the improvement(s). Also include profile and/or cross section drawings showing the proposed improvement(s) in relation to the sewer line.

NOTE: Your request will not be processed unless the above specified information is provided.***

This information is simultaneously forwarded to various departments within the Districts for review. Their comments serve as the basis by which the Districts' acceptability of a proposed build over case is determined.

Subsequent to the Districts' review of the proposed build over request, the applicant will be advised in writing of the Districts' decision. The applicant is then required to submit six (6) sets of plans that incorporate corrections, as applicable. Upon receipt of the final plans, the Districts will mail a BOA detailing the conditions under which the proposed improvement is acceptable to the Districts. It shall be the responsibility of the fee owner of the property to sign the BOA (the signature must be notarized) and return it to the Districts. The BOA is subsequently executed by the Districts' Chief Engineer (or designee) and is submitted to the Los Angeles County Recorder's Office for recordation. After the recorded BOA is received from the Recorder's Office, a copy of the document along with one set of final plans is returned to the applicant.

Under normal conditions, approximately six to eight weeks are required for Districts' staff to properly evaluate a build over proposal. It is recommended that the Districts be contacted as early as possible during planning of the project. If you have any further questions regarding Build over Procedures and Requirements, please contact Jane Fong at (562) 699-7411, extension 2762, or by e-mail at jfong@lacsds.org.

*All elevations must be based on U.S.G.S. datum.

**All plans must be prepared by a registered Civil/Structural Engineer in the State of California.

***For proposed minor surface improvements, contact the Districts prior to submittal. Some of the information requirements may be waived.

**INFORMATION SHEET FOR APPLICANTS
PROPOSING TO CONNECT OR INCREASE THEIR DISCHARGE TO
THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY SEWERAGE SYSTEM**

THE PROGRAM

The County Sanitation Districts of Los Angeles County are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting to a Sanitation District's sewerage system. Your connection to a City or County sewer constitutes a connection to a Sanitation District's sewerage system as these sewers flow into a Sanitation District's system. The County Sanitation Districts of Los Angeles County provide for the conveyance, treatment, and disposal of your wastewater. **PAYMENT OF A CONNECTION FEE TO THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY WILL BE REQUIRED BEFORE A CITY OR THE COUNTY WILL ISSUE YOU A PERMIT TO CONNECT TO THE SEWER.**

I. WHO IS REQUIRED TO PAY A CONNECTION FEE?

1. Anyone connecting to the sewerage system for the first time for any structure located on a parcel(s) of land within a County Sanitation District of Los Angeles County.
2. Anyone increasing the quantity of wastewater discharged due to the construction of additional dwelling units on or a change in land usage of a parcel already connected to the sewerage system.
3. Anyone increasing the improvement square footage of a commercial or institutional parcel by more than 25 percent.
4. Anyone increasing the quantity and/or strength of wastewater from an industrial parcel.
5. If you qualify for an Ad Valorem Tax or Demolition Credit, connection fee will be adjusted accordingly.

II. HOW ARE THE CONNECTION FEES USED?

The connection fees are used to provide additional conveyance, treatment, and disposal facilities (capital facilities) which are made necessary by new users connecting to a Sanitation District's sewerage system or by existing users who significantly increase the quantity or strength of their wastewater discharge. The Connection Fee Program insures that all users pay their fair share for any necessary expansion of the system.

III. HOW MUCH IS MY CONNECTION FEE?

Your connection fee can be determined from the Connection Fee Schedule specific to the Sanitation District in which your parcel(s) to be connected is located. A Sanitation District boundary map is attached to each corresponding Sanitation District Connection Fee Schedule. Your City or County sewer permitting office has copies of the Connection Fee Schedule(s) and Sanitation District boundary map(s) for your parcel(s). If you require verification of the Sanitation District in which your parcel is located, please call the Sanitation Districts' information number listed under Item IX below.

IV. WHAT FORMS ARE REQUIRED*?

The Connection Fee application package consists of the following:

1. Information Sheet for Applicants (this form)
2. Application for Sewer Connection

3. Connection Fee Schedule with Sanitation District Map (one schedule for each Sanitation District)

*Additional forms are required for Industrial Dischargers.

V. WHAT DO I NEED TO FILE?

1. Completed Application Form
2. A complete set of architectural blueprints (not required for connecting one single family home)
3. Fee Payment (checks payable to: County Sanitation Districts of Los Angeles County)
4. Industrial applicants must file additional forms and follow the procedures as outlined in the application instructions

VI. WHERE DO I SUBMIT THE FORMS?

Residential, Commercial, and Institutional applicants should submit the above listed materials either by mail or in person to:

County Sanitation Districts of Los Angeles County
Connection Fee Program, Room 130
1955 Workman Mill Road
Whittier, CA 90601

Industrial applicants should submit the appropriate materials directly to the City or County office which will issue the sewer connection permit.

VII. HOW LONG DOES IT TAKE TO PROCESS MY APPLICATION?

Applications submitted by mail are generally processed and mailed within three working days of receipt. Applications brought in person are processed on the same day provided the application, supporting materials, and fee is satisfactory. Processing of large and/or complex projects may take longer.

VIII. HOW DO I OBTAIN MY SEWER PERMIT TO CONNECT?

An approved Application for Sewer Connection will be returned to the applicant after all necessary documents for processing have been submitted. Present this approved-stamped copy to the City or County Office issuing sewer connection permits for your area at the time you apply for actual sewer hookup.

IX. HOW CAN I GET ADDITIONAL INFORMATION?

If you require assistance or need additional information, please call the County Sanitation Districts of Los Angeles County at (562) 699-7411, extension 2727.

X. WHAT ARE THE DISTRICTS' WORKING HOURS?

The Districts' offices are open between the hours of 7:00 a.m. and 4:00 p.m., Monday through Thursday, and between the hours of 7:00 a.m. and 3:00 p.m. on Friday, except holidays. When applying in person, applicants must be at the Connection Fee counter at least 30 minutes before closing time.

**County Sanitation Districts of Los Angeles
Response L**

- L-1 A mitigation measure has been added to the Final EIR to address this comment. It is Mitigation Measure XV-1 as follows:

“Prior to the issuance of grading permits, the applicant must obtain a “buildover” permit from the Los Angeles county Sanitation District.”

- L-2 Comment Noted.
- L-3 Comment Noted.
- L-4 Comment Noted.
- L-5 Comment Noted.
- L-6 Comment Noted.



South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

FAXED: JANUARY 16, 2004

January 16, 2004

Ms. Angela Reynolds
City of Long Beach
Environmental Office
333 West Ocean Blvd., 7th Floor
Long Beach, CA 90802

Dear Ms. Reynolds:

**Draft Environmental Impact Report (DEIR) for
The Proposed Self Storage With RV Storage**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated in the Final Environmental Impact Report.

Pursuant to Public Resources Code Section 21092.5, please provide the SCAQMD with written responses to all comments contained herein prior to the certification of the Final Environmental Impact Report. The SCAQMD would be happy to work with the Lead Agency to address these issues and any other questions that may arise. Please contact Charles Blankson, Ph.D., Air Quality Specialist – CEQA Section, at (909) 396-3304 if you have any questions regarding these comments.

Sincerely

A handwritten signature in cursive script that reads "Steve Smith".

Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development & Area Sources

Attachment

SS:CB

LACO31204-04
Control Number

**Draft Environmental Impact Report (DEIR) for
The Proposed Self Storage With RV Storage**

1. **2003 AQMP:** On pages 64 and 65 of the DEIR, the lead agency briefly discusses the 1997 AQMP, revised and resubmitted to United States Environmental Protection Agency (U.S. EPA), as the currently approved air plan for the South Coast Air Basin. The AQMP was revised and updated into the 2003 AQMP and adopted by the Governing Board on August 1, 2003. The AQMP was approved by the California Air Resources Board in October 2003, and submitted to U.S. EPA for approval. The lead agency may wish to reflect this information in the Final EIR. M-1
2. **Local Air Quality Data:** The lead agency discusses the general climate and air quality in the area on pages 60 and 61. The SCAQMD recommends showing air quality data in the vicinity of the project for the past three years to show air quality trends for the project area. Please note that the air quality data that are collected at the SCAQMD Air Monitoring Station in Long Beach for Source Receptor Area 4 for 1999 through 2002 are available and attached. It is recommended that the lead agency include these data in the Final EIR. M-2
3. **URBEMIS 7G:** In the Impact Analysis section on page 73 of the DEIR, the lead agency indicates that PM10 emissions were calculated using the methodology included in the URBEMIS 7G model. As noted in Appendix F, URBEMIS 2002 and not URBEMIS 7G was used to calculate project emissions. It is recommended that the lead agency correct this typographical error in the Final EIR. M-3
4. **Operational Emissions:** The discussion of operational Air Quality Impacts, for both mobile and stationary sources, is not very helpful to the general public because the results of the analysis from the URBEMIS 2002 model in Appendix F are not presented. This means that the public must review complicated output files in Appendix F to view emissions calculated for the project. Further, the lead agency doesn't explicitly state whether or not calculated operational emissions exceed any of the recommended operational air quality significance thresholds. To facilitate review, it is recommended that the lead agency incorporate the operational emissions data from the URBEMIS 2002 tables presented in Appendix F in the text of the DEIR, perhaps in a table showing operational emissions. M-4

South Coast Air Quality Management District Response M

- M-1 Comment noted. At the time the Air Quality section of the Environmental Impact Report was prepared, CARB had not yet approved the 2003 AQMP. The final EIR will reflect the fact that the 2003 AQMP is the currently approved air plan for the South Coast Air Basin.
- M-2 Comment noted. Air quality data collected at the SCAQMD Air Monitoring Station in Long Beach for Source Receptor Area 4 for 1999 through 2002. See Attached.
- M-3 Comment noted, typographical error has been corrected for the Final EIR.
- M-4 Operational Impacts, with respect to both mobile and stationary air emission sources, are not estimated to exceed SCAQMD air quality significance thresholds. Operational emissions have been calculated for both mobile and stationary sources using the URBEMIS 2002 model and the following are the results of those calculations (in lbs./day – unmitigated):

	ROG	NO _x	CO	SO ₂	PM10
Total Emissions	24.35	26.42	237.77	0.24	19.67
SCAQMD Thresholds	55	55	550	150	150
Exceeds Thresholds?	NO	NO	NO	NO	NO